



Manor Mills, Leeds, LS11 9BT, £825 PCM

A lovely large studio apartment with a high standard of furnishings and south/courtyard-facing aspect. Located on the sixth floor in the popular Manor Mills development, the apartment is furnished and features floor-to-ceiling glazing in the living area, kitchen area with dishwasher, walk on Balcony, Bedroom area with fitted wardrobes, Bathroom with walk in shower. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Ten minute walk to Leeds City Station. Deposit £950. EPC Rating C. Council Tax Band A.



1



1



A

Manor Mills, Leeds, LS11 9BT



- **Large Studio Apartment**
 - **Sixth Floor**
 - **Furnished**
- **Washing Machine**
- **Dishwasher**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

